

**ATTACHMENT 1
DRC2015- 00017 NIPOMO BUSINESS CENTER, LLC
FINDINGS**

Environmental Determination

- A. The project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment because there are no proposed changes to the existing structure or the site on which the structure is located.

Conditional Use Permit

- A. As conditioned, the proposed project is consistent with the Land Use Element of the San Luis Obispo County General Plan and applicable General Plan policies.
- B. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code.
- C. The establishment and subsequent operation of the proposed project will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not alter the current relationship with surrounding properties and buildings, and the visual context from Highway 101.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project does not involve any physical changes to the subject property and the visual context of the sign will remain the same.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project.